

ATTACHMENT A4 - Description and Scope of Project

Project Summary & Goals

The Phoenix Project will support the creation and preservation of affordable permanent, supportive housing for ten (10) low-income adults with severe and persistent mental illness who are homeless or are precariously housed. This property also consists of three storefronts, which will become Coleman-operated enterprises. These enterprise businesses will provide an economic boost for Ravenna, a unique funding stream for Coleman's services, and employment opportunities for consumers involved in Coleman's Vocational Rehabilitation program. The surrounding downtown neighborhood offers many amenities within walking distance of a half-mile including employment opportunities, green space, drug stores, restaurants, social service agencies, a grocery store and unique shops. Walkability is high and the building is on the Portage Area Regional Transit Authority bus line.

The Phoenix Project has three goals. The first goal is for clients to obtain and remain in affordable, permanent housing. It is anticipated that 90% of program participants will maintain housing for at least 12 months. The second goal is for clients to increase vocational skills and income. It is projected that 50% of program participants will be active in vocational-related activities for at least 12 months. The final goal is to decrease the number of psychiatric hospitalizations or visits to the Crisis Unit. It is anticipated that 80% of program participants will not be hospitalized or admitted to the Crisis Unit for at least 12 months. Goals and objectives will be tracked on the client treatment plan.

Entering into housing after a period of homelessness is associated with improvements in community integration for most individuals diagnosed with severe mental illness. A study funded by the Substance Abuse and Mental Health Administration demonstrated significant improvements in housing, employment, mental health, and substance use at 12-month follow-up. Coleman Professional Services has seen similar results with its Supportive Housing Program. Residents will be encouraged to explore their fullest potential and develop a self-directed goal plan designed to help address issues (such as substance use, mental health concerns, parenting issues, vocational or educational goals) and to maximize their independence and self-sufficiency. Coleman has developed programming that supports residents in challenging unhealthy behaviors and assists residents in securing linkages with organizations that can provide needed services. Residents will receive assistance with applying for entitlement programs such as general assistance, supplemental security income and employment opportunities. Residents will receive help with developing needed life skills, such as housekeeping, shopping, etc. Coleman is dedicated to helping residents achieve self-sufficiency, as well as a strong sense of community within their buildings.

Completion of projects that provide housing for the homeless demonstrates the possibilities that can be achieved for the treatment and recovery of mental illness to the community and other behavioral health organizations. In this sense, it breaks the stigmas associated with mental illness, poverty and homelessness. Coleman offers a blend of holistic services for individuals with mental illness that starts with housing and includes case management, training, linking individuals to their community, relationship building and developing communication skills and ultimately employment, a model that demonstrates compassionate care with recovery as an end goal.

History of the Project Property

The Phoenix Block is part of the Ravenna Commercial Center Multiple Resource Area. The Phoenix Block was built in 1853 and is historically significant as the first and oldest large-scale commercial building in Ravenna, Ohio. It was designed with eight (8) separate units so that 8 different people could own sections of the building rather than own the building jointly. In 1875, the Ravenna International Order of Odd Fellows added an ornate, Italianate cornice to the Greek Revival style building. The Phoenix Block was added to the National Register of Historic Places in 1985. The site has housed a

variety of lodges, offices and retail stores over the past 159 years. There have been dry goods stores, furniture dealers, grocery stores, print shop, drug stores, a hat store, photography studio, hardware stores, an undertaker, variety stores, book store, sporting goods, a baseball card shop, optician/optical shop, used appliance store, carpet store, antique shop, a machine shop, law offices, a loan company, a title company, an insurance company, music rooms, direct mail company, a behavioral health counseling & drug testing site, newspaper offices, a martial arts studio, banks, the Free and Accepted Masons, the Guardians of the American Revolution lodge and the International Order of Odd Fellows. The International Order of Odd Fellows lodge has maintained a presence in the Phoenix Block since 1853.

Economic & Community Benefits

The Phoenix Project will help the Ravenna community by providing new businesses and residents to an area that is in need of revitalization. A healthy and vibrant downtown boosts the economic health and quality of life in a community. It creates jobs, incubates small businesses, reduces sprawl, protects property values, improves safety and increases the community's options for goods and services. A strong and stable downtown is a symbol of community pride and history.

The well-being of the entire community is supported when its members are living independent productive lives. Homelessness can increase the tax base of a community by requiring additional justice and other types of services that are required to maintain a population of uninsured individuals who are transitory and living "on the street". Access to vocational training and job coaching increases the likelihood of employment, adding to the community's income. Providing housing for those in dire need also increases the level of security for homeless individuals and others in the community. Members of the community may perceive a homeless person taking shelter in a doorway or alley as a threat to their safety, while the homeless can become victimized because they have no safe place to stay.

Coleman's Supportive Housing Services can help reduce health care costs for crisis medical treatment of homeless individuals. Individuals who have mental illness and are homeless have difficulty keeping appointments with health care providers and case managers because they do not have a stable living environment. Providing professional treatment and support for individuals with mental illness either through home visitation or office visits increases compliance reliability, and keeps their underlying conditions stabilized, thus preventing medical emergencies paid for by local/county tax dollars, for those who are uninsured that result when these conditions go without treatment. Stabilizing underlying medical conditions, such as depression, can often allow consumers to lead independent lives and avoid medical crisis when treated according to a prescribed regime.

The City of Ravenna has well-established, long-standing businesses in addition to more recently started businesses. The basic elements to develop a thriving business climate are available in Ravenna, such as access to transportation, utilities, workers and universities. There will be approximately a workforce of eighty (80) people who will be working on the renovation of the Phoenix Project space. These workers will have City of Ravenna taxes withheld from their paychecks. After the renovations are complete, the Phoenix Project will have three (3) businesses on the main floor. It is anticipated that there will be a total of thirty (30) employees who will work in a retail-type setting, managing inventory, restocking goods and providing customer service. These employees will earn approximately \$10.00 per hour with an annual merit raise of 2% if eligible. Sales tax and employee taxes from the businesses will contribute tax dollars to the City of Ravenna.

Currently, Coleman Professional Services pays \$5,497.18 in annual property taxes on 105-109 E. Main Street. After the Phoenix Project is complete, Coleman will pay approximately \$12,000 per year in property taxes.

Anticipated or Secured Tenants

Coleman Professional Services expects that the ten (10) residential units will be all full occupancy after renovations are complete. Coleman has been awarded ten (10) project-based Section 8 vouchers for a minimum of five (5) years which will subsidize the residential units. As of 12/1/2012, there were over 225 single, disabled, low-income (50% AMI) on the Portage County Metropolitan Housing Authority's waiting list. Coleman currently has 29 single, homeless persons with a disability of mental illness on its waiting list for housing. The three (3) retail spaces will contain Coleman enterprise businesses and are anticipated to be at full occupancy as well. Coleman is working with the City of Ravenna's Economic Development Department, the Center for Integrated Entrepreneurship at Hiram College, the Kent Regional Business Alliance, the Ohio Regional Economic Growth Corporation Small Business Development Center, and the Portage County Regional Planning Commission to ascertain what type of businesses will be appropriate for both Coleman and the City of Ravenna.

Project Scope

Coleman Professional Services has purchased and plans to rehabilitate the west end of the Phoenix Building (105-109 E. Main St.) in the Historic District of Downtown Ravenna, Ohio. The purpose of the Phoenix Project is to provide safe, affordable and permanent supportive housing for 10 adults who have mental health disabilities and who are homeless or precariously housed. Coleman will construct eight one-bedroom apartments and two efficiency apartments with kitchens on all three floors of the building. This property also consists of three storefronts, which will become Coleman-operated enterprises, providing a unique funding stream for Coleman's services, as well as employment opportunities for consumers involved in Coleman's Vocational Rehabilitation program.

There will be ten (10) single bedroom living units; two (2) on the main elevation, six (6) on the second elevation and two (2) on the third elevation. There will also be three (3) retail spaces, an elevator, separate equipment rooms, and a laundry room. Additional required program elements include mechanical room for building services, retail restroom, and additional means of egress. Main Street retail frontage and living unit are to be accessible.

In the basement all the abandoned equipment is to be removed. Moisture proof and add mud slabs on the dirt floors as well. The back area re-graded for a tenant outdoor space and the condensing units. A ramp for accessible access and new tenant parking are also planned.

The ground floor retail spaces 105, 107 and 109 will be reduced in size to new leasable spaces. The existing tin ceilings will be left exposed and repaired or replaced as needed to exhibit the only interior historical significant feature. The retail spaces will have restricted access to the new corridor to use the restroom facility as well as the basement storage. Reducing the size of the retail spaces allows space to provide two living units at ground level. Special features for the tenants of the living units include; an outdoor intercom system which will allow tenants to control visitor access to the buildings common spaces and an area in the corridor designated as a mail center for the postal service. An elevator will be used as the main vertical circulation, and includes restricted access to the basement. A new fire separated stairway has been included for emergency egress.

The second floor will be renovated to accommodate six one bedroom living units in lieu of the existing four two bedroom units. All living units are designed to current ADA standards, one Type A (accessible) on the ground level and the other nine (9) are Type B (can be converted to accessible). A tenant laundry room has been added to the second level.

The open framed space on the third floor will be designed with a couple of two bedroom living units. The new stairway has been designed to incorporate IOOF's exit on the third level. A new roof access will be installed.